Development and Zoning 101

Community Academy Class 3:

October 13, 2022

Town of Oro Valley

Class Schedule

Town of Oro Valley

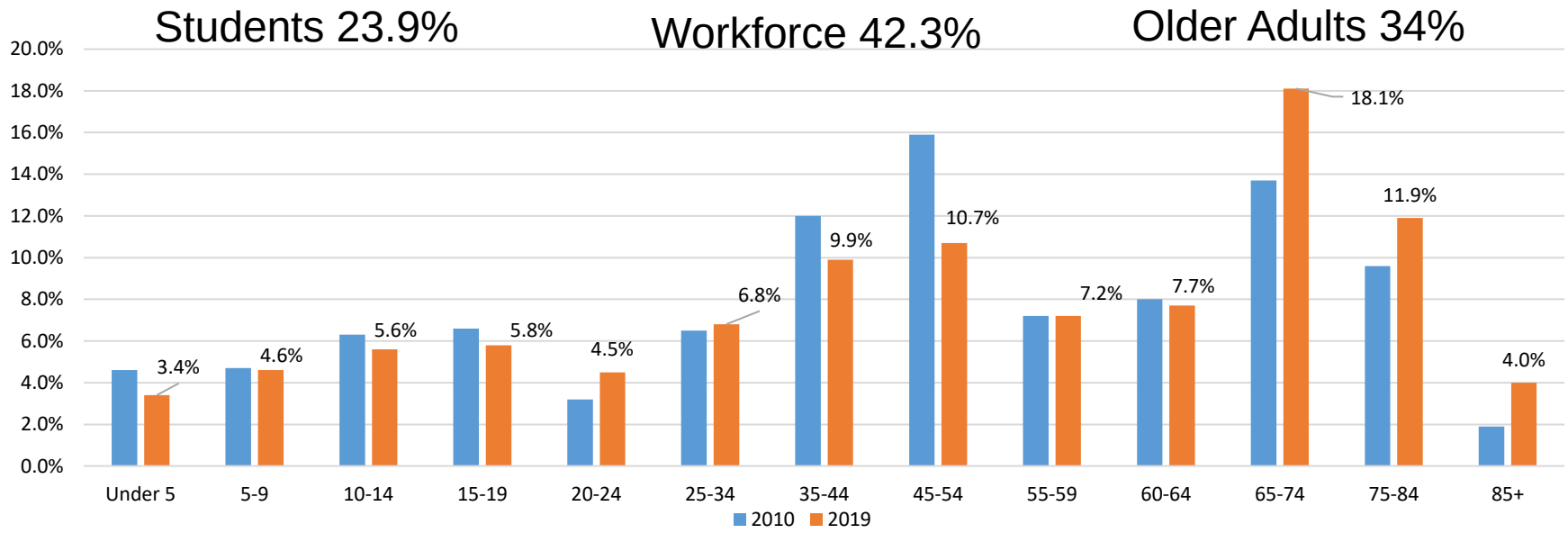
~~Welcome and Overview of Town Governance~~	~~Thursday, October 6~~
~~General Plan – Creating a Public Participation Plan~~	~~Tuesday, October 11~~
Zoning 101 and Development Review	**Thursday, October 13**
Town Finances and Economic Development	Tuesday, October 18
Parks and Recreation Master Plan	Thursday, October 20
Town Water Resource Planning	Tuesday, October 25
Town Roadways and Public Safety	Thursday, October 27
Optional PZC Meeting	Tuesday, November 1
Graduation and Celebration Dinner	**Wednesday, November 2**

All classes are held in Hopi Conference Room. Presentation slides and materials are posted online at www.orovalleyaz.gov.

Follow-up

Town of Oro Valley

Median age increase (more families or population aging)



Households with….	2013	2020
People under 18	26.2%	19.8%
People over 60	53.8%	61.5%
Living along over 65	12.7%	16.2%

Follow-up

- Open Space – How does OV compare?
  - World Health Organization: 97 – 539 sf per person
    - OV (47,070 ppl) = 582 acres
  - National Parks and Rec Association : 10 acres per 1000/ppl
    - OV (47,070 ppl) = 470 acres
  - OV = roughly 6695 acres of open space (includes parks and landscaped areas)

- Honeywell

- Fire
  - Number of fire fighters per engine – GRFD above standard (4 people per engine)
  - Number of stations based on response time

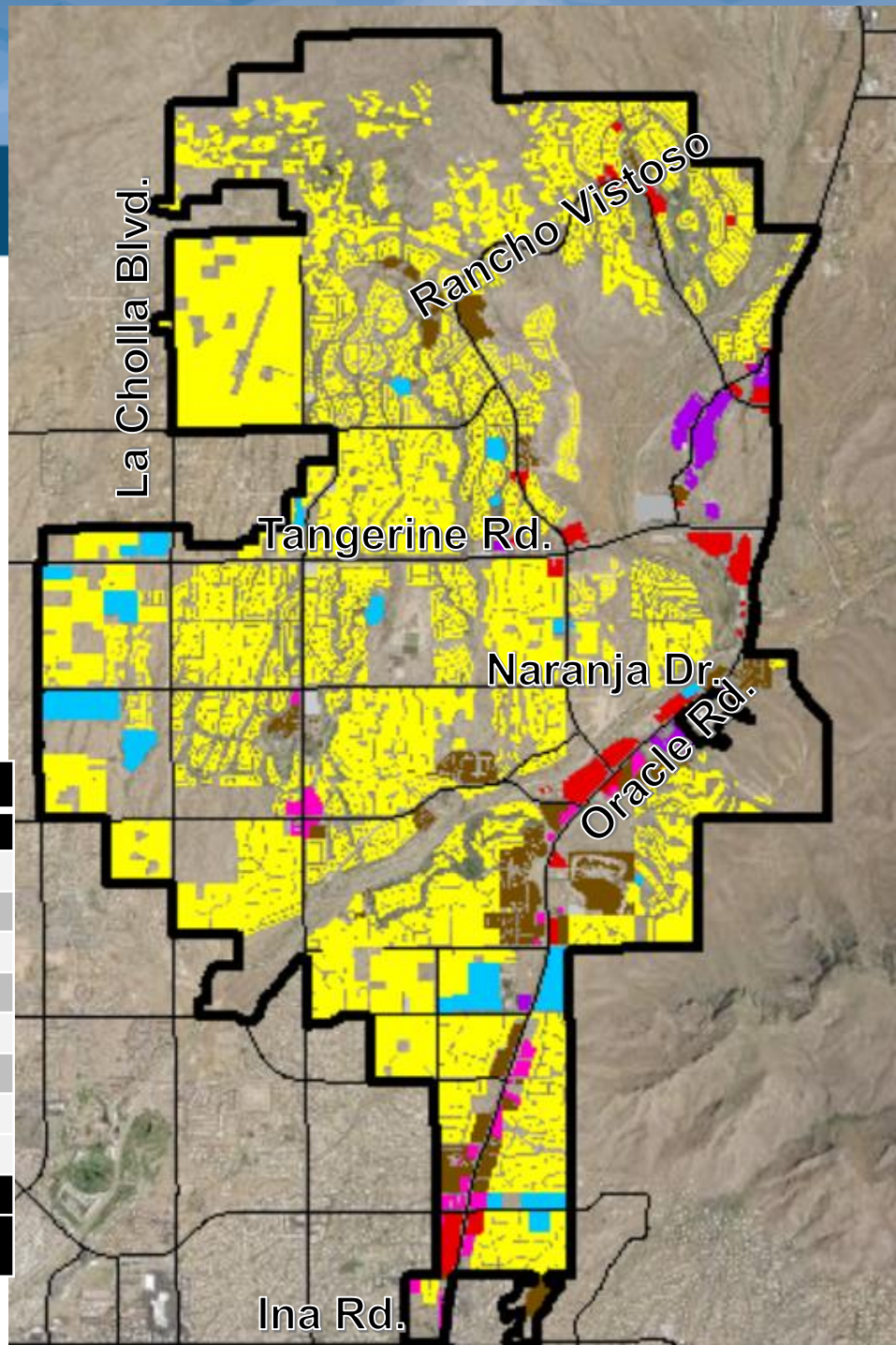
Development in Oro Valley

- **Housing is the driver**
- Mostly Low – Medium Density Housing
  - 73% single-family homes
  - 15% apartments
  - 10% townhomes, condos or patio homes
  - 2% mobile-homes

Legend – Built Areas

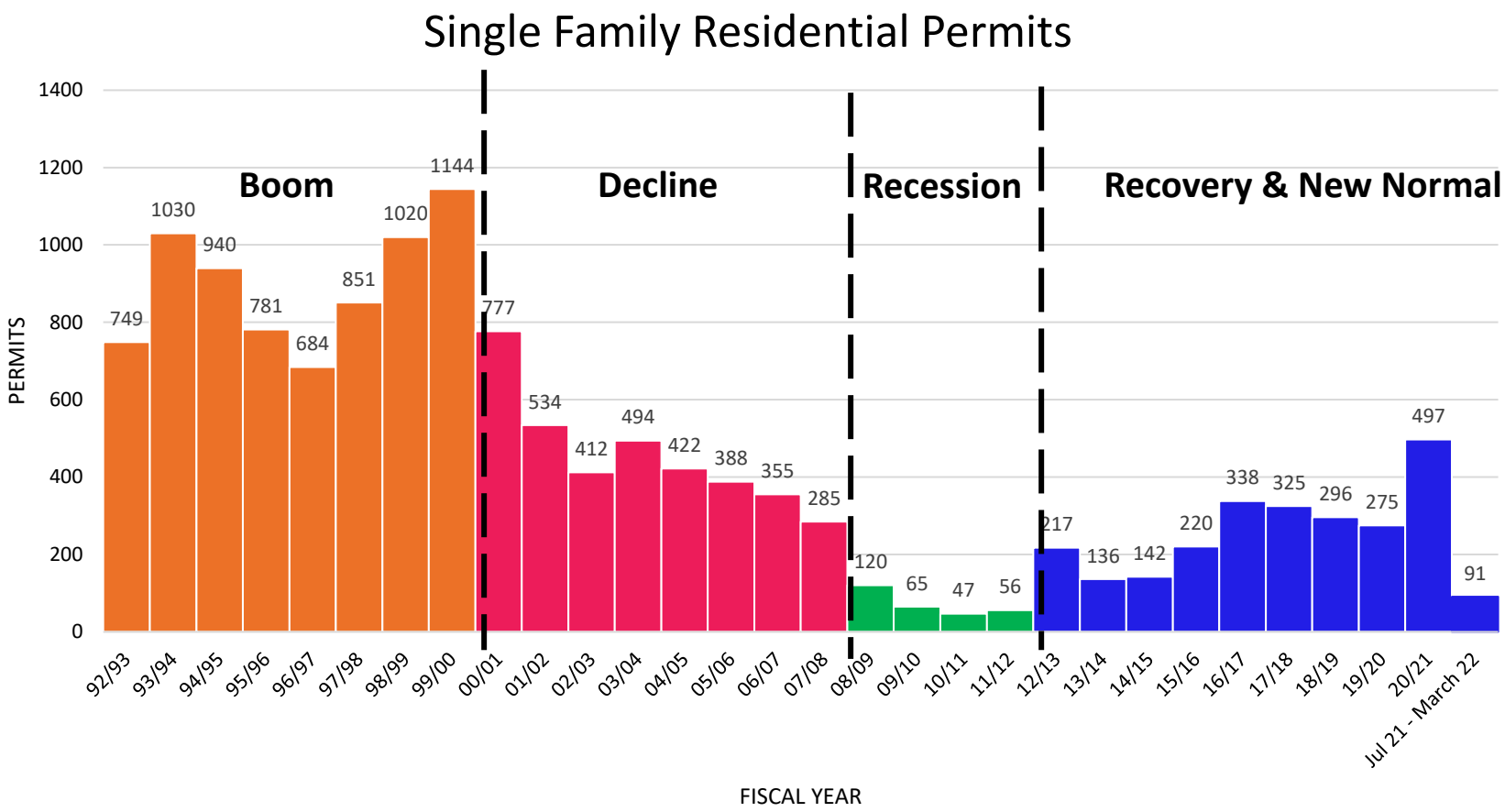
Symbol	Classification by Existing Zoning District	Percent
	Single-Family Residential (R1-300 to R1-7)	64%
	Multi-Family Residential (R-4, R-4R, R-6 and Senior Care)	5%
	Tech Park (T-P)	1%
	Church / School (PS)	4%
	Government* / Hospital	1%
	Office or Mixed-Use (R-S and C-N)	1%
	Commercial (C-1 and C-2)	2%
No color	Public and Private Roads	21%
	Total	100%

* Government includes Town-owned properties and utility sites. Underlying zoning ranges from residential to commercial.



SFR Development in Oro Valley

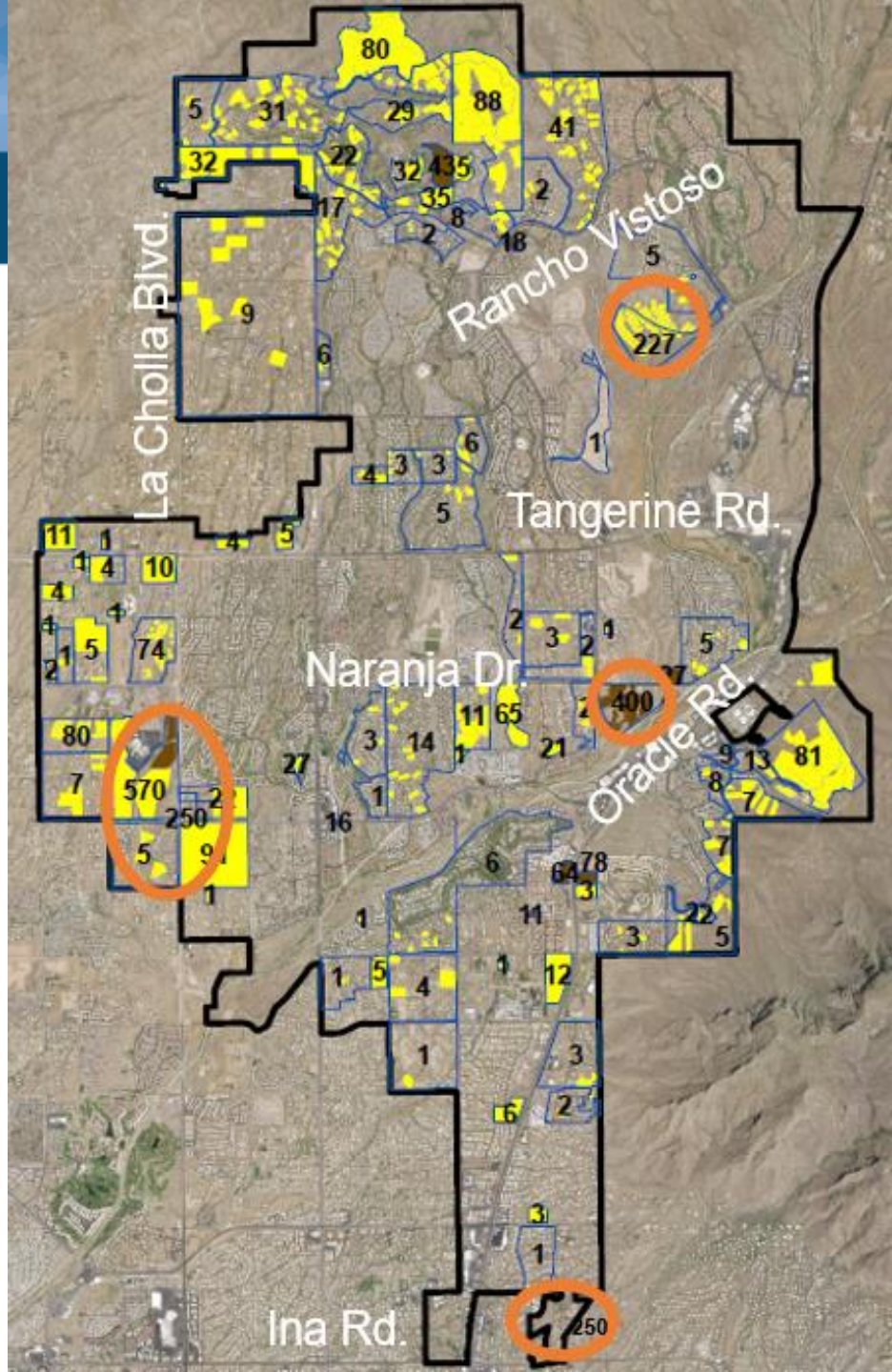
Town of Oro Valley



Residential Development

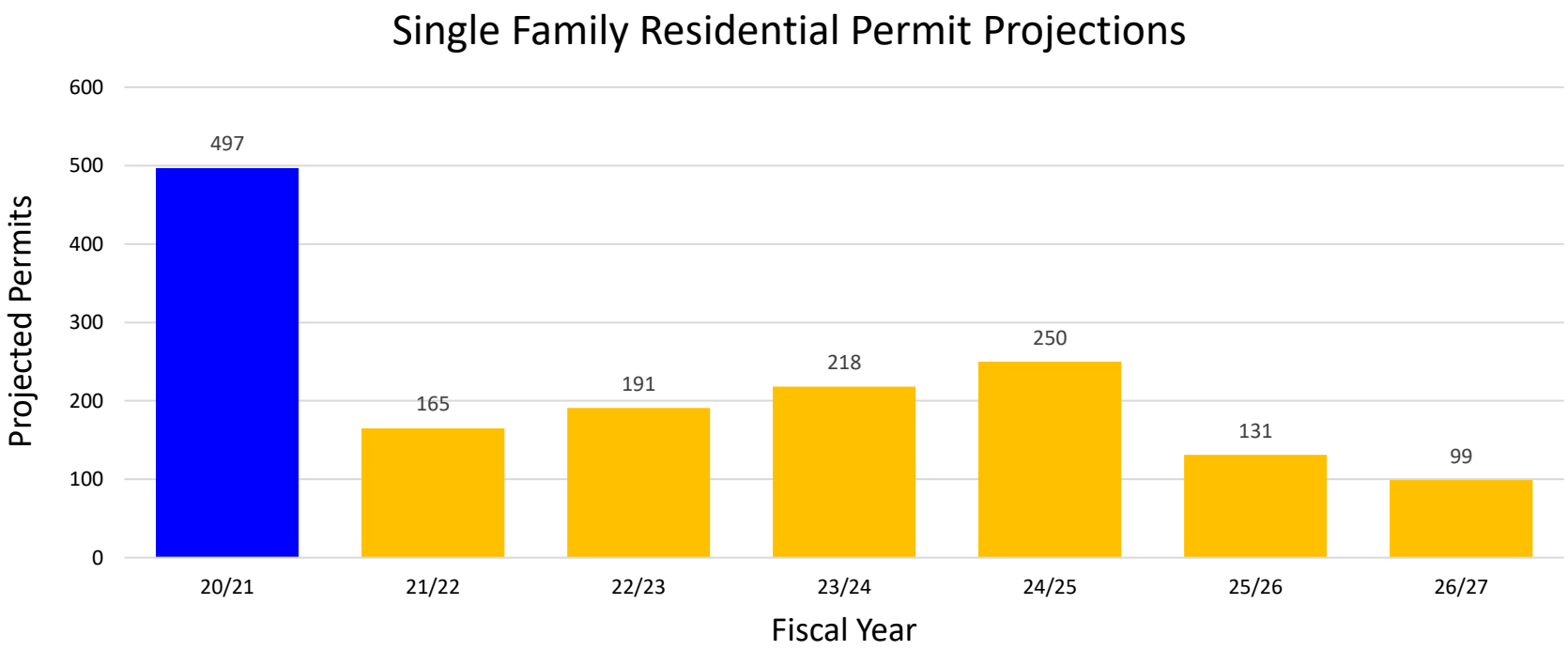
- Future housing needs
  - Population growth
  - Consumer preferences
  - Shifts in major employers (impact age and income)

- Remaining and projected amount is roughly 3,099 units



Single-family Residential Projections (FY21/22 – FY26/27)

Town of Oro Valley

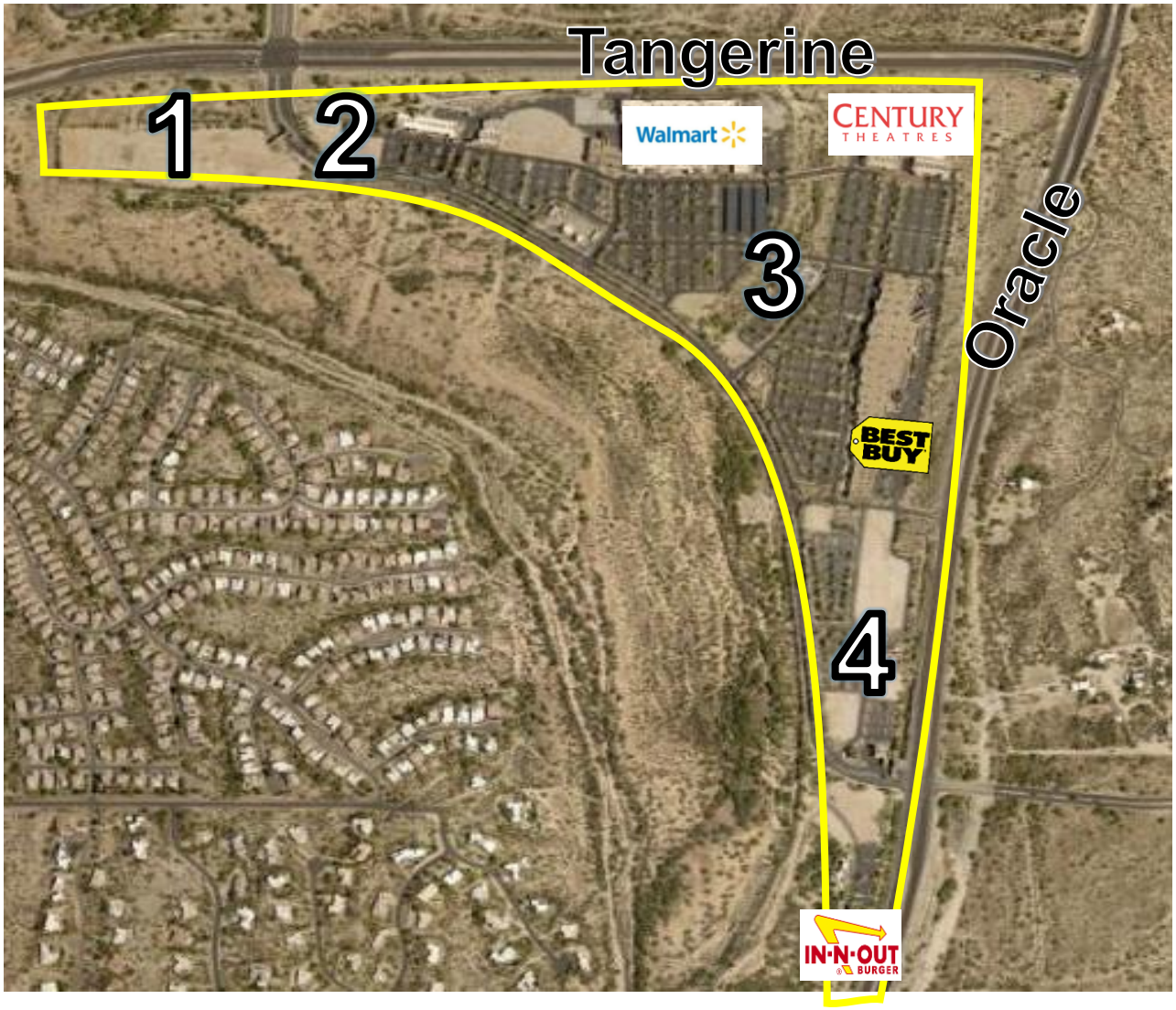


Commercial trends

Town of Oro Valley

Commercial trends

Town of Oro Valley



Future development

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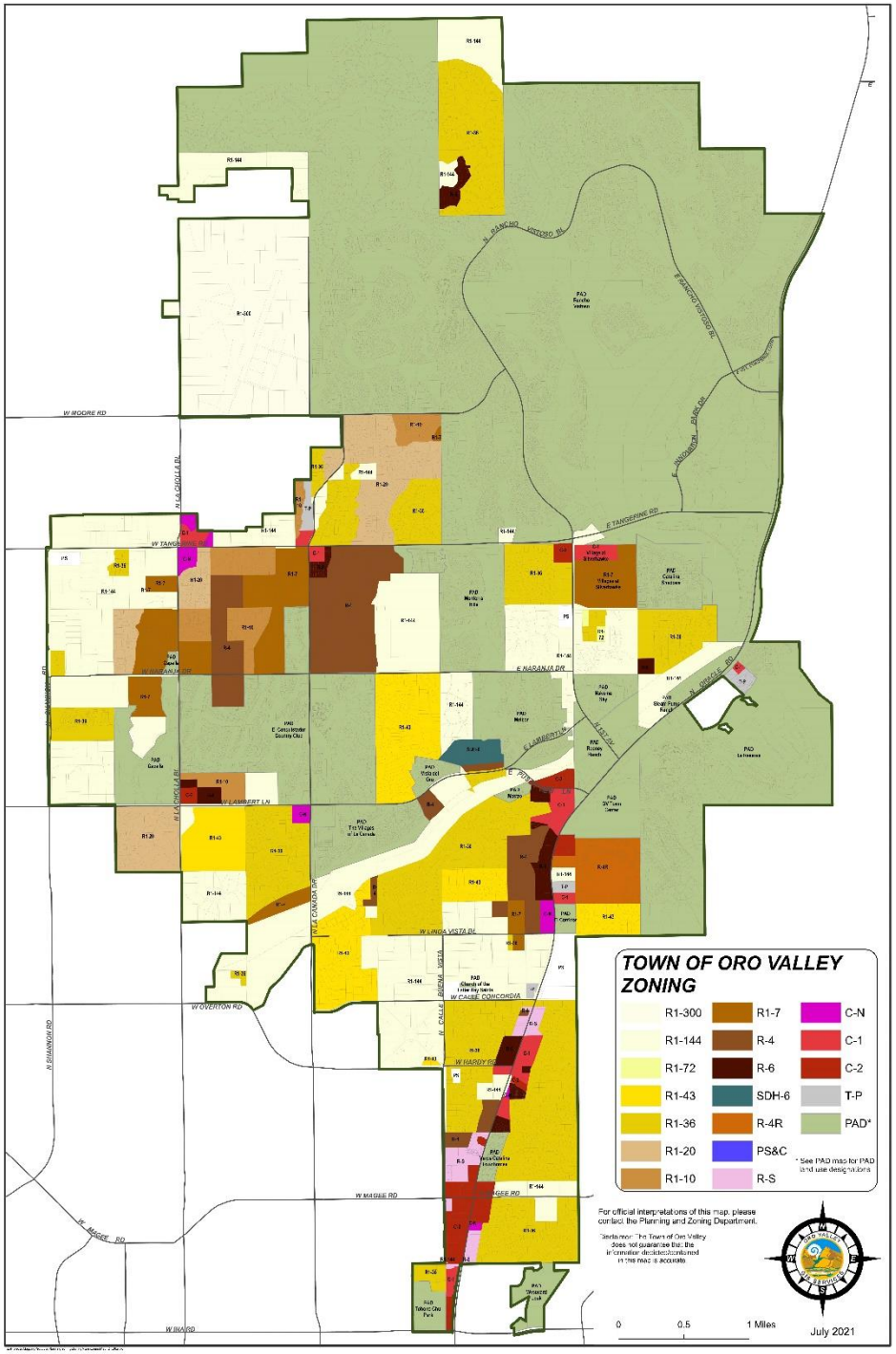
- Limited residential land supply
  - Few remaining largescale subdivisions (100+ lots)
  - Consist of low density and infill proposals for low rise high density
  - Smaller scale subdivisions anticipated on remaining sites
- Conversions of commercial to high-density residential and office use
- Create live, work and shop experiences
  - Multi-family, research and development (tech) with supportive retail and services
  - Anticipated at Foothills Mall, The Williams Center and Oro Valley Village Center (Marketplace)
- Considerations for future development
  - Demographics
  - Limited land supply
  - Housing needs and employment
  - Focus on infill and complete community
  - Annexations

Zoning Map

- Zoning districts
  - Residential
  - Commercial
  - Tech Park
  - Private Schools
  - Parks and Open Space
  - Planned Area Developments
- Development standards
- Permitted uses



Example Zoning District

Town of Oro Valley

R1-144 Single-Family Residential – 144,000 sq. ft.

- Permitted uses
  - Farms and ranches
  - Short-term rental properties
  - Churches
  - Schools
  - Single-family home
- Dimensional requirements
  - Minimum lot area: 144,000 sq. ft.
  - Minimum width: 150 ft.
  - Minimum setbacks: 50’(front and rear), 20’(side)
  - Maximum building height: 18 ft.
- Development standards
  - Accessory buildings
  - Walls and fences
  - Swimming pools
  - Access

Changing the Zoning or "Rezoning"

Town of Oro Valley

- Zoning <u>does provide</u>:
  - Detailed allowance with vested property rights
  - Assurance to build or use property
- Rezoning <u>does mean</u>:
  - Opportunity for property owner to request new property rights
  - Neighbors can weigh-in in a negotiated process
- Rezoning <u>does not mean</u>:
  - The Town is forcing redevelopment
  - The Town can take away all property rights

Property Rights and Development Review

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Discretionary

- General Plan Amendments
- Rezoning
- Conditional Use Permits
- Master Sign Programs
- Sign-PAD Exemptions
- Grading Exceptions

Non-Discretionary

- Site Plans
- Landscape Plans
- Architecture
- Art
- Sign Criteria
- Communication Facilities

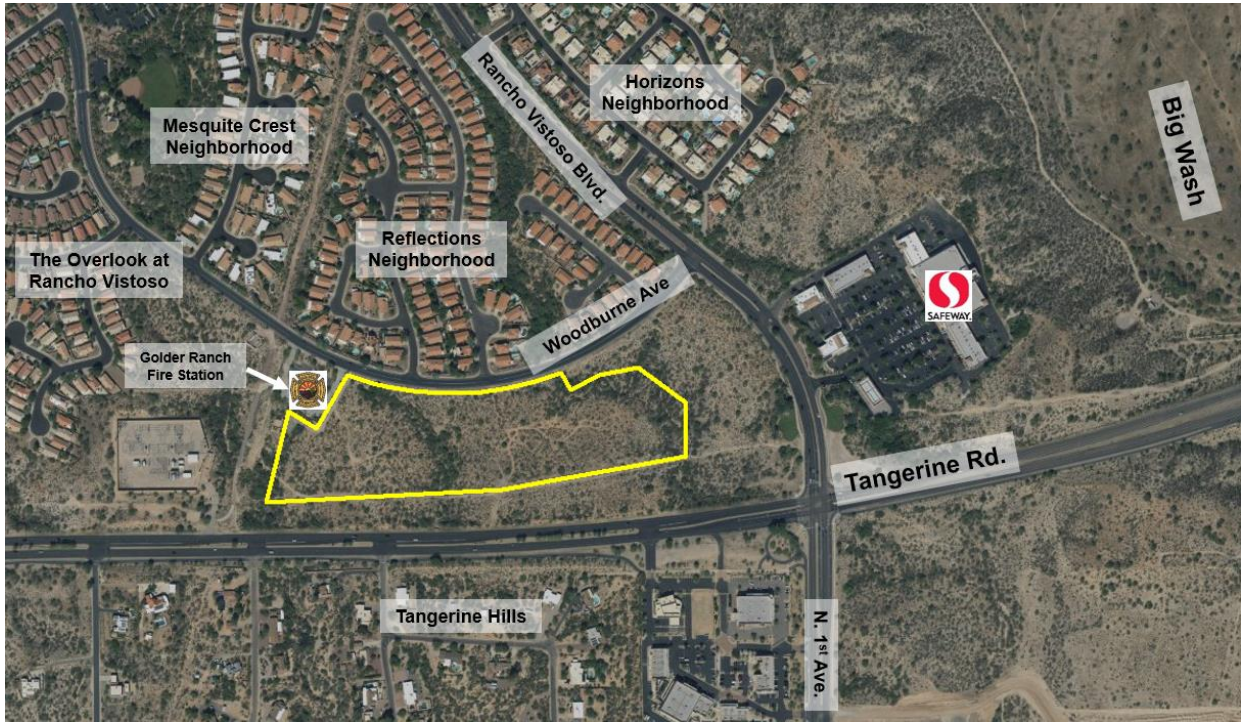
Rezoning Case Study and Group Exercise: Avilla Rancho Vistoso West

Town of Oro Valley

Avilla Rancho Vistoso West

Town of Oro Valley

- Rezoning
  - Existing:
    C-1 Commercial
  - Proposed:
    High Density Residential



Proposed Rezoning

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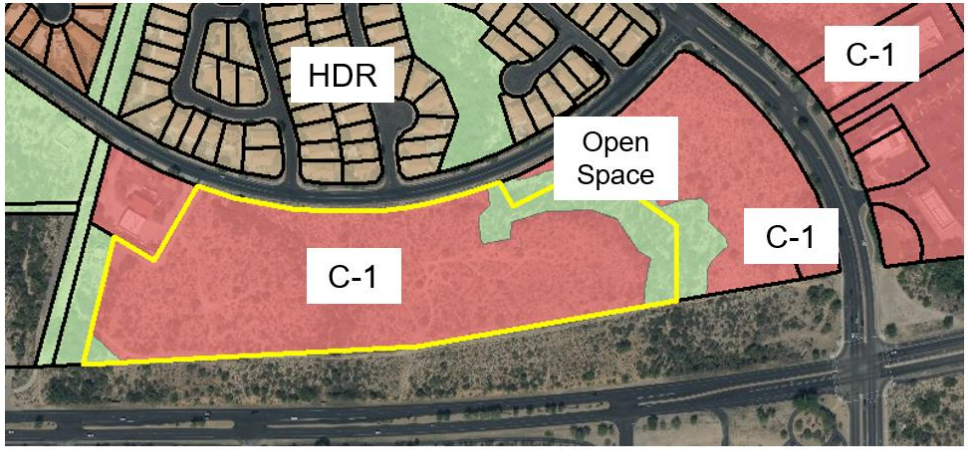
	Permitted Development Standards	
	C-1 Commercial	**High Density Residential**
Building Setback from Woodburne Ave.	25-feet	5-feet
Buffer Yard Adjacent to Woodburne Ave.	30-feet	15-feet
Building Height	34-feet, three stories	34-feet, three stories
Open Space Required	10%	30%



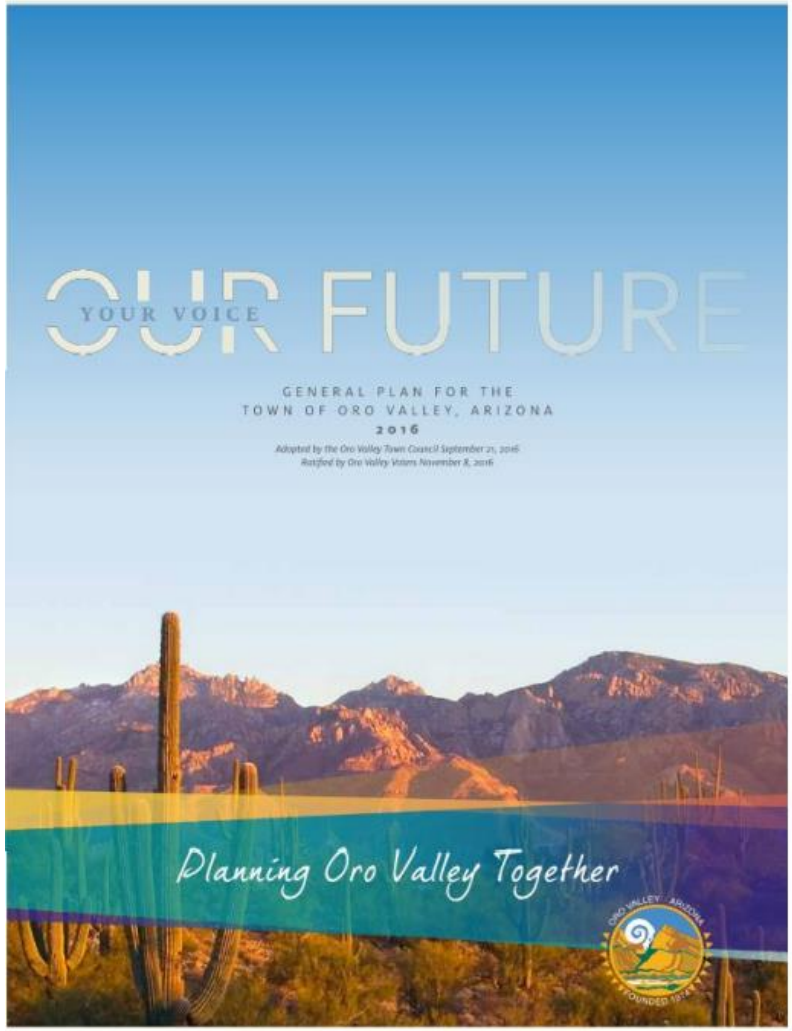
Existing Zoning

Proposed Zoning

Review Criteria

Town of Oro Valley

- *Your Voice, Our Future* General Plan
- Zoning Code
- Site layout
  - Land use compatibility
  - Water supply
  - Drainage
  - Traffic
  - Environmental impacts and open space



Applicant's Proposal- 2021

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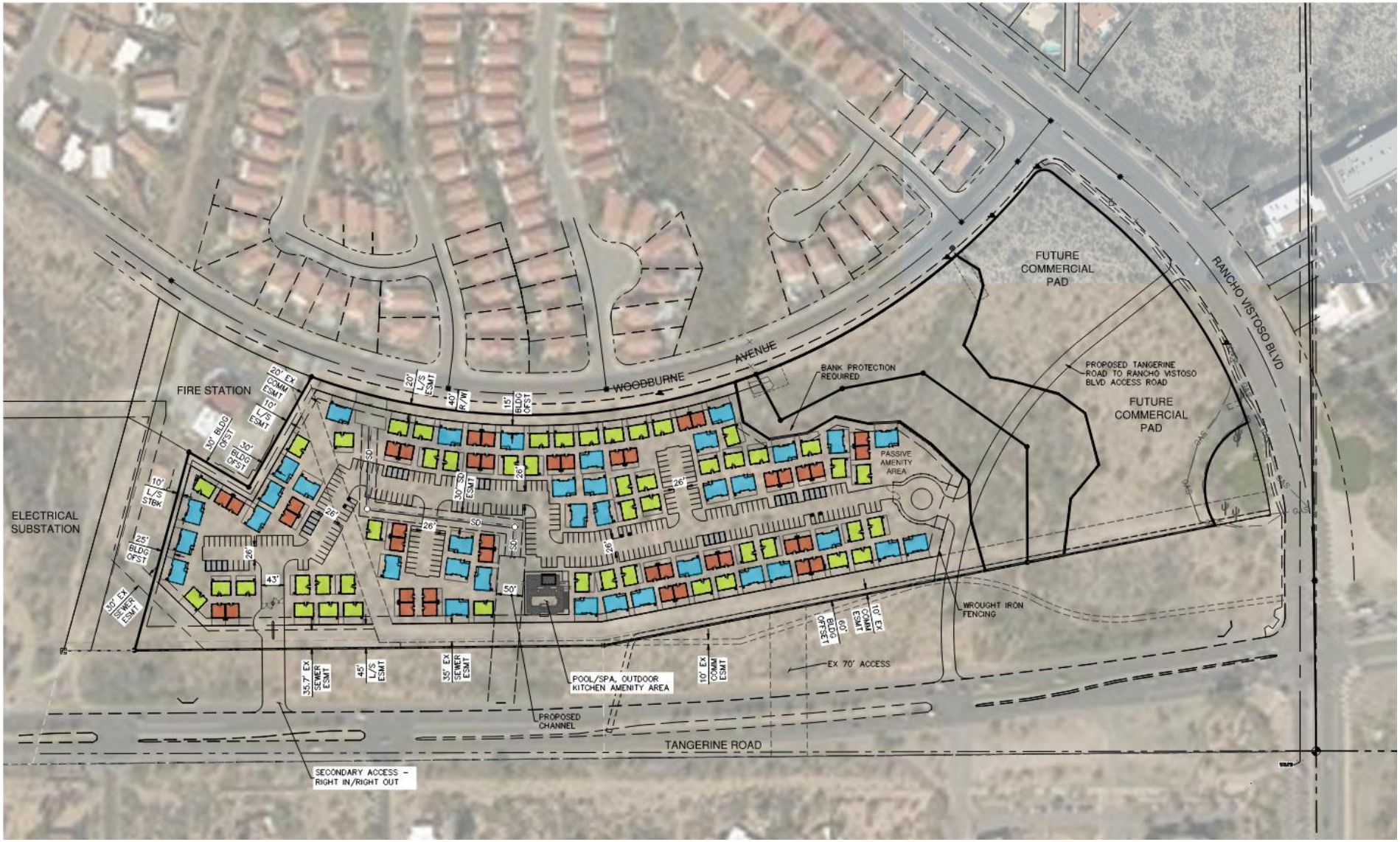

Exercise 1- Identify Issues and Concerns

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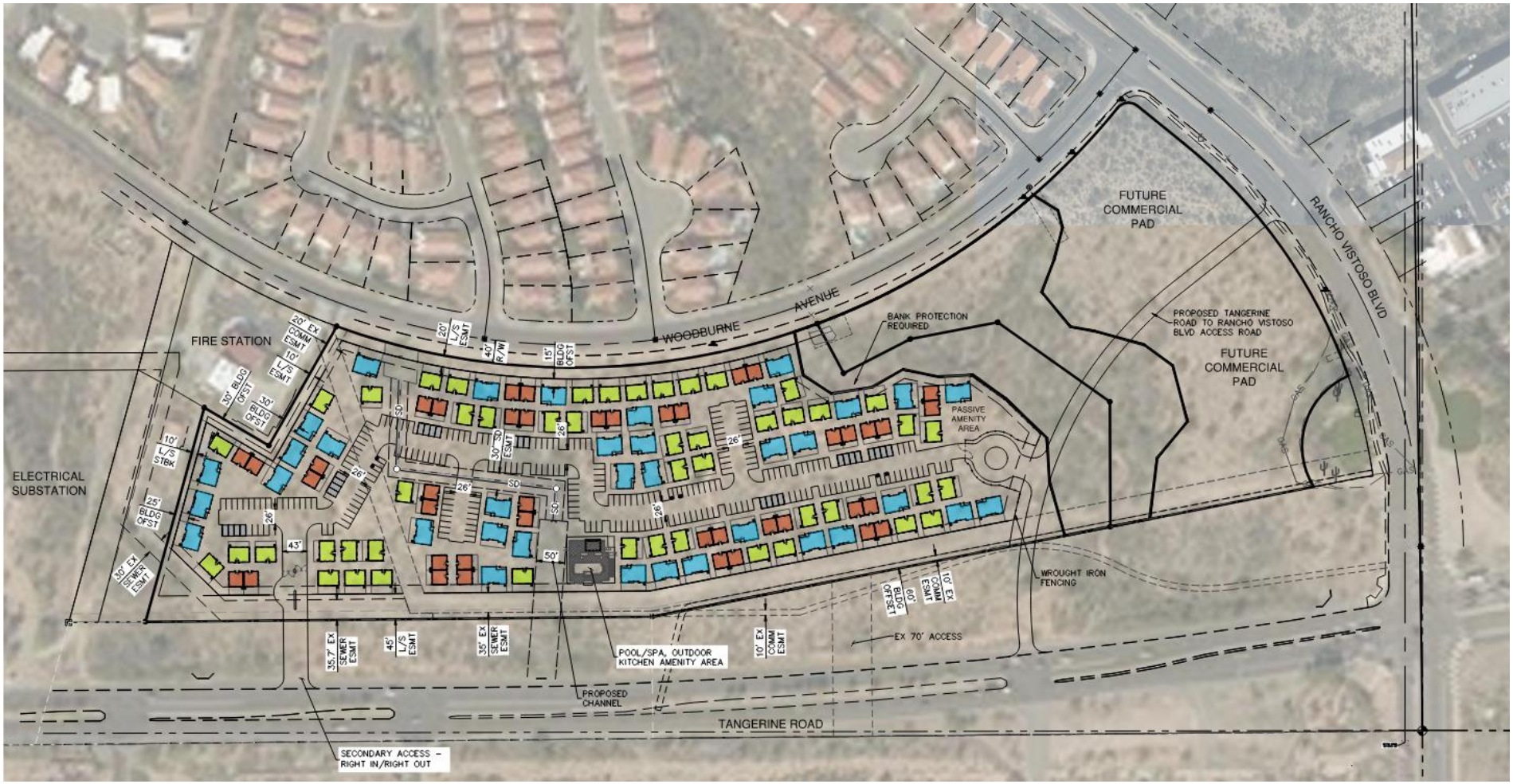
What are some concerns of the proposed development?



Neighborhood Concerns

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- Traffic impacts and safety
- Compatibility with the surrounding area
  - Noise, impact to property values, future maintenance, etc.
- Community benefit?
- Environmental concerns
  - Water, drainage, impacts to wildlife etc.
- Change from commercial to residential

Exercise 2- Negotiating solutions

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In small groups, brainstorm potential changes to the proposed development to reduce concerns.

- Show changes on the plan at your table
- Nominate a speaker for your group to present your ideas to everyone

Revised Tentative Development Plan

Town of Oro Valley

- 119 lots
- All single story homes
- Environmental Conservation
  - 30% meaningful open space provided
  - Open space zoned areas will not be developed
- Traffic
  - Stoplight on Rancho Vistoso Blvd.
  - Re-alignment of Woodburne

Revised Tentative Development Plan

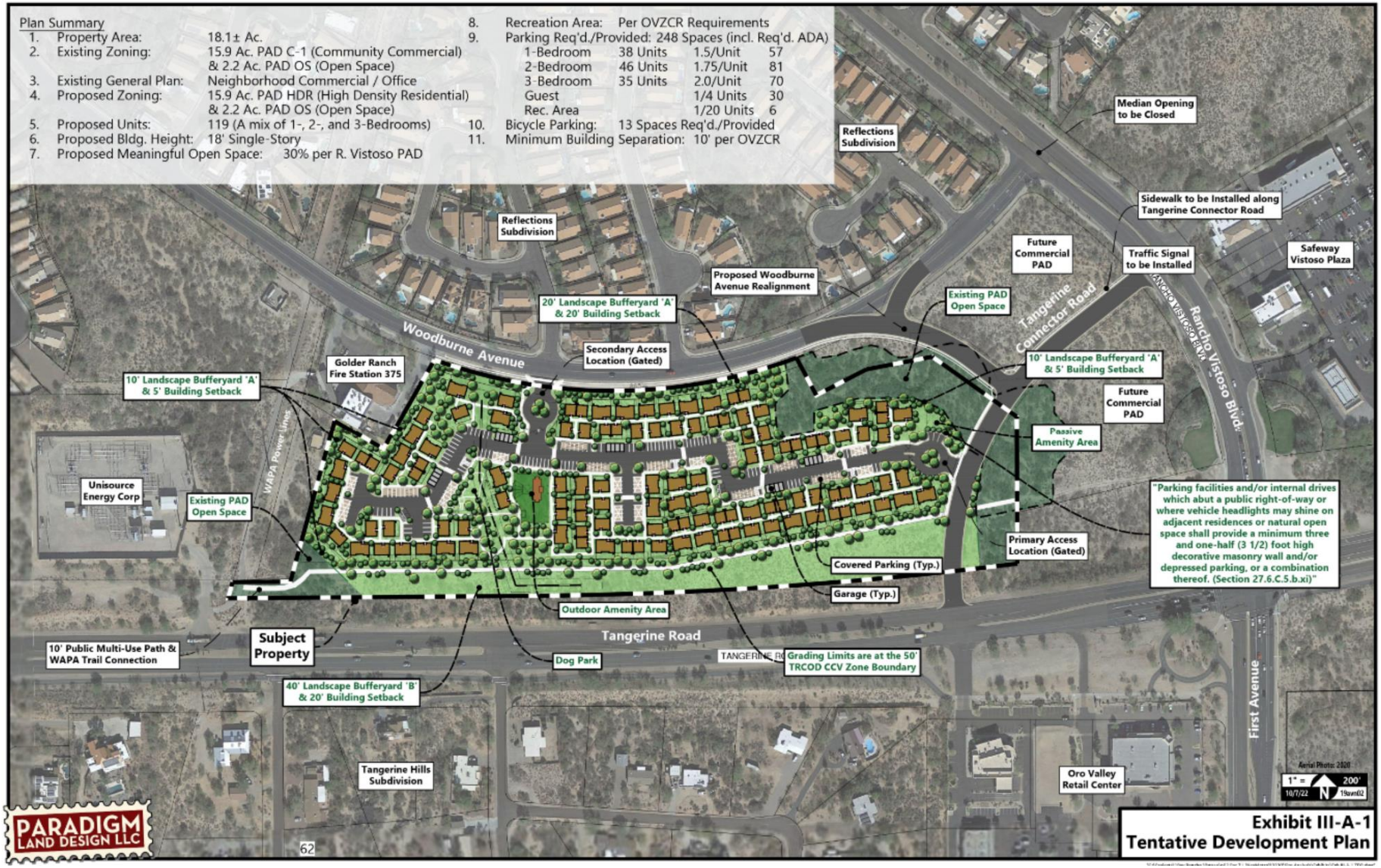
Town of Oro Valley

Plan Summary

1. Property Area: 18.1± Ac.
2. Existing Zoning: 15.9 Ac. PAD C-1 (Community Commercial) & 2.2 Ac. PAD OS (Open Space)
3. Existing General Plan: Neighborhood Commercial / Office
4. Proposed Zoning: 15.9 Ac. PAD HDR (High Density Residential) & 2.2 Ac. PAD OS (Open Space)
5. Proposed Units: 119 (A mix of 1-, 2-, and 3-Bedrooms)
6. Proposed Bldg. Height: 18' Single-Story
7. Proposed Meaningful Open Space: 30% per R. Vistoso PAD
8. Recreation Area: Per OVZCR Requirements
9. Parking Req'd./Provided: 248 Spaces (incl. Req'd. ADA)

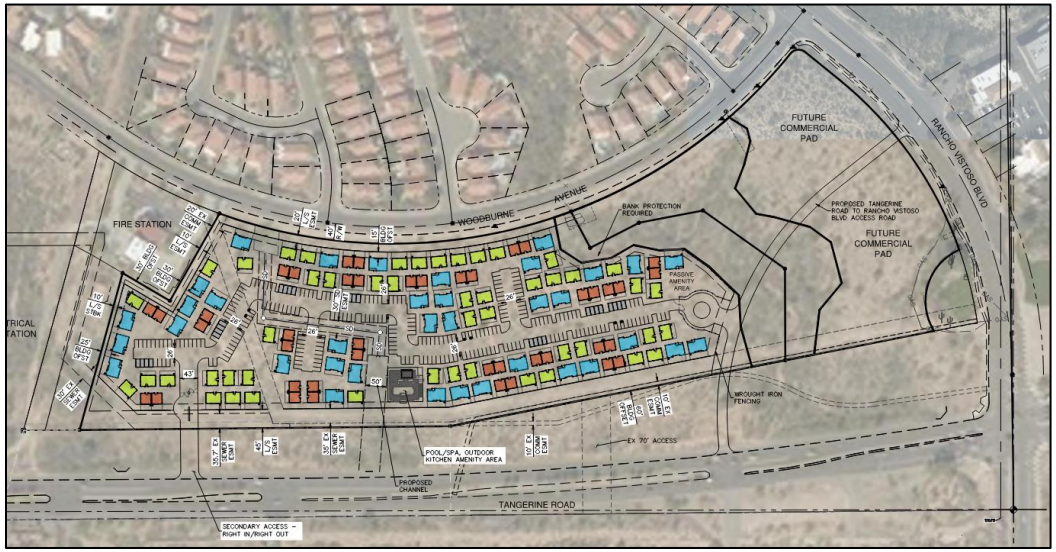
1-Bedroom	38 Units	1.5/Unit	57
2-Bedroom	46 Units	1.75/Unit	81
3-Bedroom	35 Units	2.0/Unit	70
Guest		1/4 Units	30
Rec. Area		1/20 Units	6

10. Bicycle Parking: 13 Spaces Req'd./Provided
11. Minimum Building Separation: 10' per OVZCR



Revised Tentative Development Plan

Town of Oro Valley



Original Plan

Revised Plan